

EAST 11TH ST NCCD AND URPLAN PERMITTED, CONDITIONAL AND PROHIBITED USE - COMPARISON / PROPOSED USE CHART

	Current Use Chart				Proposed Use Chart 12/2/2019; 12/16/2019			Rationale/Notes/Responses
	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 4	Urban Renewal Plan	SUBDISTRICT 1	SUBDISTRICT 2	Urban Renewal Plan	
Residential Uses								
Bed and Breakfast	—	P	P		N/A	N/A	N/A	Not a use in the Land Development Code
Bed and Breakfast (Group 1)					—	—	—	Group 1 - 5 rental units if the building in which the bed and breakfast residential use is located in is more than 50 Years or 3 rental units if the building in which the bed and breakfast residential use is located is 50 years old or less.
Bed and Breakfast (Group 2)					—	—	—	Group 2 - 10 rental units if the building in which the bed and breakfast residential use is located in is more than 50 Years or 5 rental units if the building in which the bed and breakfast residential use is located is 50 years old or less.
Condominium Residential	**P	P	P		PC	PC	PC	Not on ground floor fronting E 11th and 12th Streets Save and except all existing uses
Conservation Single Family Residential					—	—	—	
Duplex Residential	—	P	P		—	—	—	
Garden Apartments				P	N/A	N/A	N/A	Not a use in the Land Development Code
Group Residential					C	C	C	Question: Would CO-OPs fall under this category? Response: Yes
Home Office				P	N/A	N/A	N/A	Question: Are these uses embedded in the LDC elsewhere? If so, where? Response: No, they are not.
House Like Offices				P	N/A	N/A	N/A	
House Like Offices				P	N/A	N/A	N/A	
House Like Studios				P	N/A	N/A	N/A	
Mobile Home Residential					—	—	—	
Multi-Family Residential	*P	*P	P		Further Discussion	Further Discussion	Further Discussion	Question: What are the different densities for the MF Districts? Response: <ul style="list-style-type: none"> • MF-1: 17 DU/acre • MF-2: 23 DU/acre • MF-3: 36 DU/acre • MF-4: 54 DU/acre (FAR .75:1) • MF-5: 54 DU/acre (FAR 1:1)

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								Staff/Consultant to provide 3D Modeling to better explain the different density mixes, i.e. 18-27 DUA, Marshall Apartments and VMU
Office Townhouses				P	N/A	N/A	N/A	Not a use in the Land Development Code
Retirement Housing (Small Site)					P	P	P	Question: What is the definition/background and why is there a special use required? Response: It has been a use for as long as any of the long-time zoning staff can remember. It is allowed by-right in SF-3 and all the MF districts.
Retirement Housing (Large Site)					—	—	—	
Single-Family Attached Residential					—	PC	PC	Not fronting E 11th and 12th Streets Save and except all existing uses
Single-Family Residential	—	P	P		—	—	—	Save and except all existing uses
Small Lot Single-Family Residential					—	—	—	Save and except all existing uses
Townhouse Residential	**p	P	P		—	PC	PC	Not fronting E 11th and 12th Streets Save and except all existing uses
Two-Family Residential	—	P	P		—	—	—	Save and except all existing uses
Short-Term Rental (STR's)					Further Discussion	Further Discussion	Further Discussion	Question: Can STR's be prohibited? Response: This use can be prohibited.
*18-27 DUs/acre								
**No street level units								
Note: Zoning Use Summary Table (Land Development Code) dated October 15, 2015 was used in preparation of this document.								
	#####	No longer an LDC use or wasn't a use in the LDC						
		In Land Development Code (LDC), but not in 11th Street NCCD or URPlan						
P=Permitted Use		Needs Discussion						
PC=Permitted with Conditions								
C=Conditional Use								
Dash Line - Prohibited Use.								